



## 4900 Hwy 92 E Lakeland

4900 Hwy 92 E  
Lakeland, FL 33801

Contact:

**Tom Myers**

**Agent**

Phone : 7604841560

License: SL3443410

Email : [tom@c21myerscommercial.com](mailto:tom@c21myerscommercial.com)

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## PROPERTY INFO:

### PURCHASE PRICE:

\$1,300,000.00

### PROPERTY ADDRESS:

4900 HWY 92 E  
LAKELAND, FL 33801

### LAND SIZE

4.97 SQ. FT.

## 4900 HWY 92 E LAKELAND

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# PROPERTY OVERVIEW

This 4.97-acre parcel at 4900 Highway US 92 E, Lakeland, FL, offers 225 feet of highway frontage in a high-traffic corridor, making it ideal for retail, industrial, or mixed-use development. With excellent visibility and easy access, this strategically located site is just minutes from major roadways, distribution centers, and Lakeland’s growing business community. Zoning details available upon request. Don’t miss this rare opportunity to secure a prime commercial site in one of Central Florida’s most dynamic markets. Contact us today for more information!

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## 4900 HWY 92 E LAKELAND

4900 Hwy 92 E, Lakeland, FL, 33801

### DETAILED PROPERTY DESCRIPTION



Unlock the potential of this exceptional **4.97-acre** commercial parcel strategically positioned along **Highway US 92 E** in the rapidly growing Lakeland market. With **225 feet of prime highway frontage**, this property offers unparalleled visibility and accessibility for a variety of commercial uses.

#### Key Features:

- **Size:** 4.97 acres
- **Frontage:** 225 feet on Highway US 92 E
- **Location:** North side of US 92 E, just minutes from I-4 and business hubs
- **Zoning:** CE- Land Use 1000
- **Accessibility:** High-traffic corridor with excellent exposure
- **Proximity:** close to Polk Parkway, and Lakeland's thriving business community

#### Ideal For:

- Retail development
- Restaurants or hospitality use
- Gas station or convenience store
- Industrial or distribution facility
- Office or mixed-use development

This property offers a rare opportunity to secure a highly visible and accessible site in one of Central Florida's fastest-growing commercial corridors. Position your business for success in this high-demand location!

# PROPERTY PHOTOS



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# PROPERTY PHOTOS



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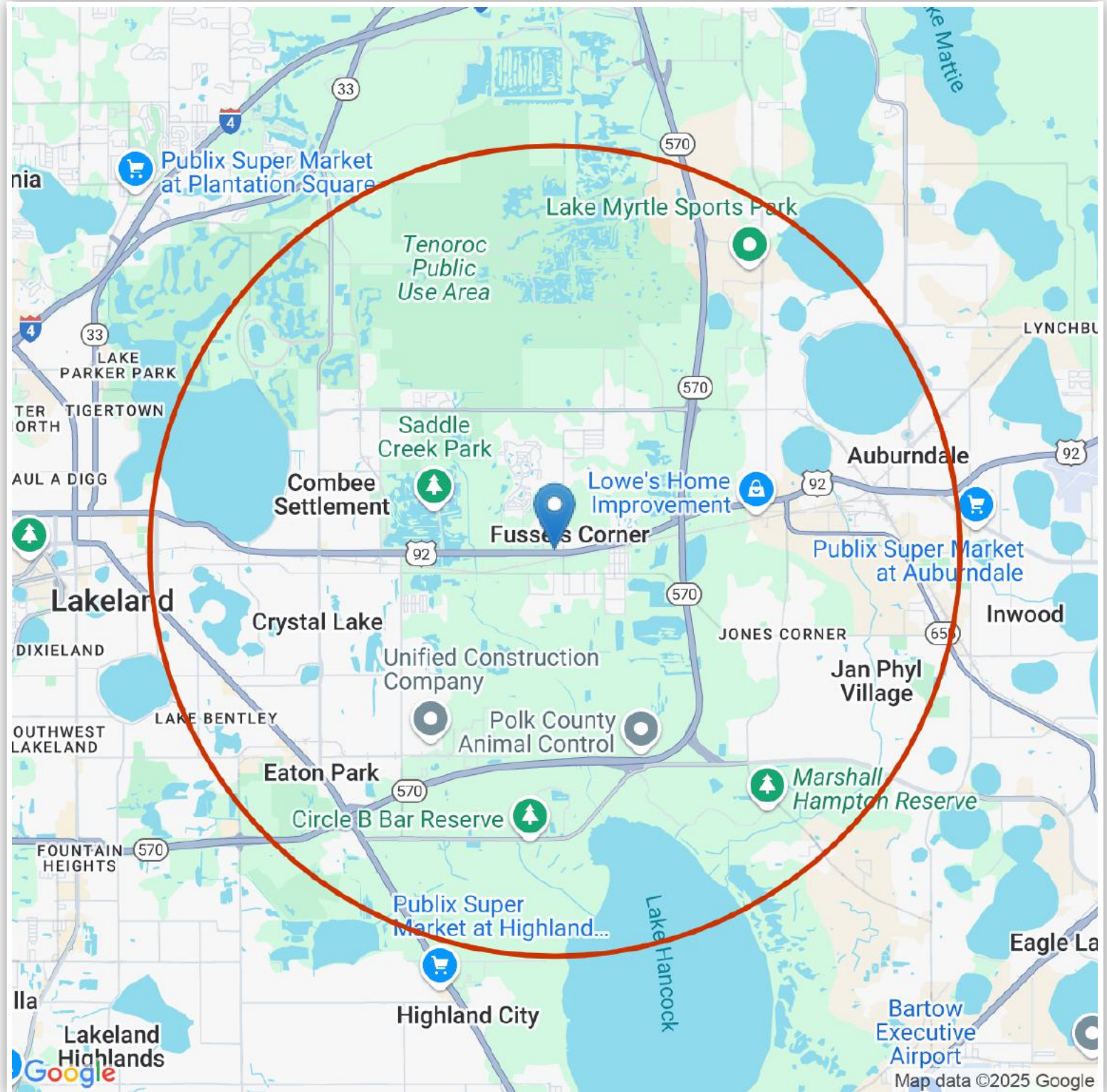
## 4900 HWY 92 E LAKELAND

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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



COMMERCIAL



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Agent

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License: SL3443430  
Email: tom@c21myerscommercial.com  
C21MyersCommercial.com  
304 E Park St, Auburndale FL 33823

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## KEY FACTS

**58,365**

Population

**39**

Median Age



**2.49**

Average Household Size

**21,669**

Total Households

## EDUCATION

**8.46%**

No High School Diploma

**5.74%**

High School Graduate

**17.53%**

Some College

**11.48%**

Bachelor's/ Grad

## BUSINESS



**2,528**

Total Businesses



**28,844**

Total Employees

## EMPLOYMENT

**4,968**

Retail Trade Employees

**2,491**

Manufacturing Employees

**1,468**

Eating & Drinking Employees

**3,209**

Finance/Ins/Real Estate Emp

**4.6%**

Unemployment Rate

## Households by Income

The largest group : \$50,000 - \$74,999 (15.27%) ■

The smallest group : \$200,000+ (2.97%) ■

Indicator	Value(%)	
< \$15,000	14.14	■
\$15,000 - \$24,999	9.92	■
\$25,000 - \$34,999	11.9	■
\$35,000 - \$49,999	14.2	■
\$50,000 - \$74,999	15.27	■
\$75,000 - \$99,999	12.1	■
\$100,000 - \$149,999	14.83	■
\$150,000 - \$199,999	4.67	■
\$200,000+	2.97	■

## INCOME



**\$49,781**

Median Household Income



**\$26,537**

Per Capita Income



**\$106,010**

Median Net Worth



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## Community Profile



**58,365**  
Population  
Total

**0.67%**  
Population  
Growth

**2.49**  
Average  
HH Size

**39**  
Median  
Age

**72.6**  
Diversity  
Index

**\$49,781**  
Median HH  
Income

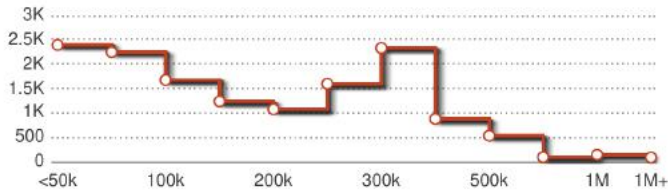
**\$183,604**  
Median Home  
Value

**21%**  
Under 18

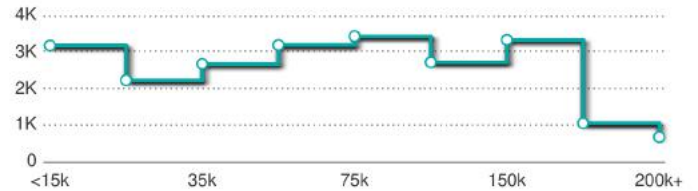
**59.28%**  
Ages 18  
to 65

**19.72%**  
Aged 66+

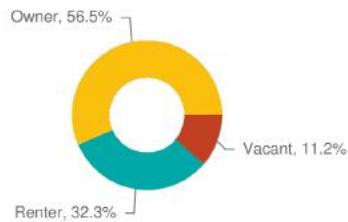
HOME VALUE



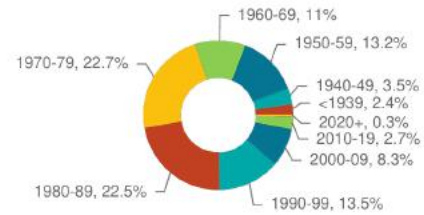
HOUSEHOLD INCOME



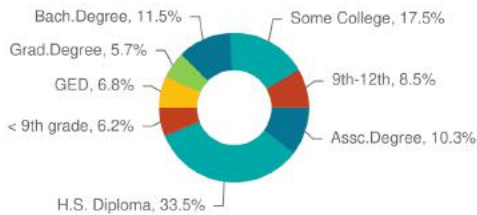
HOME OWNERSHIP



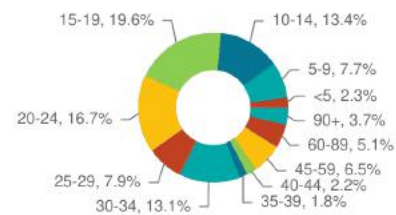
HOUSING: YEAR BUILT



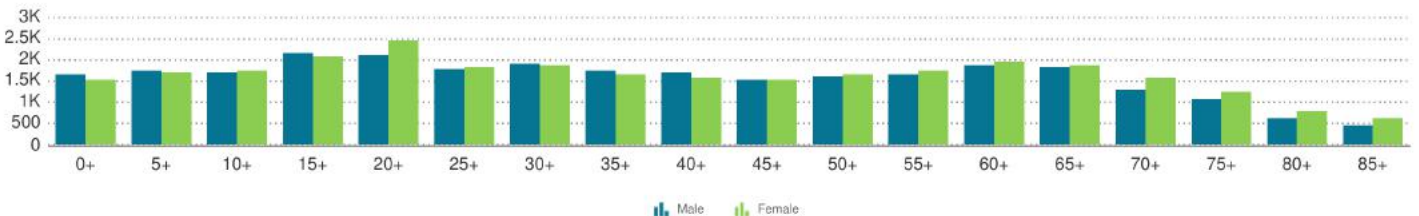
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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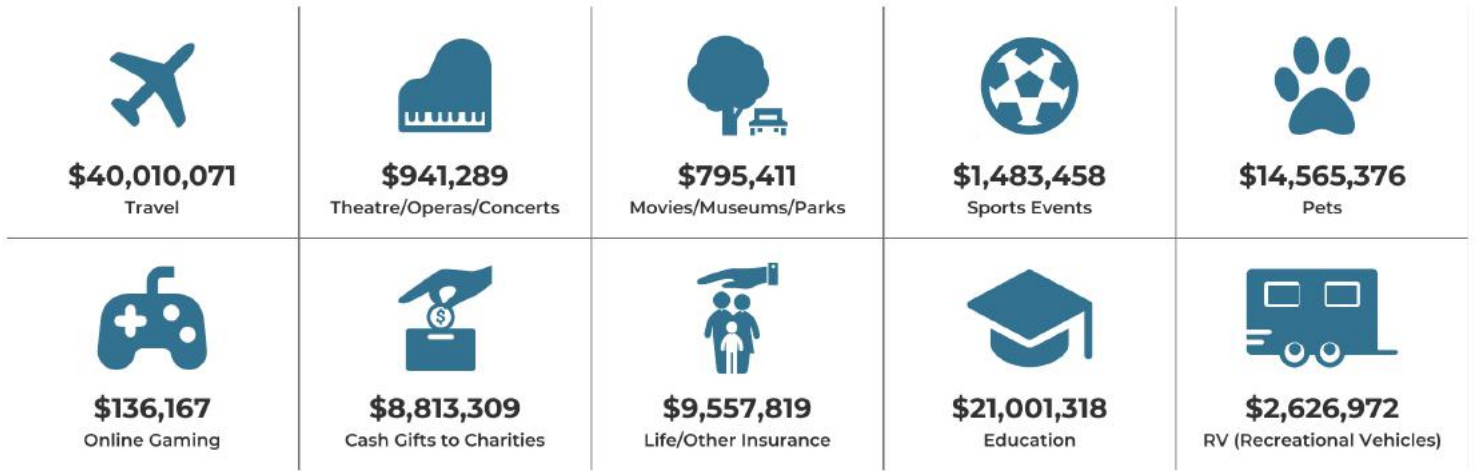


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



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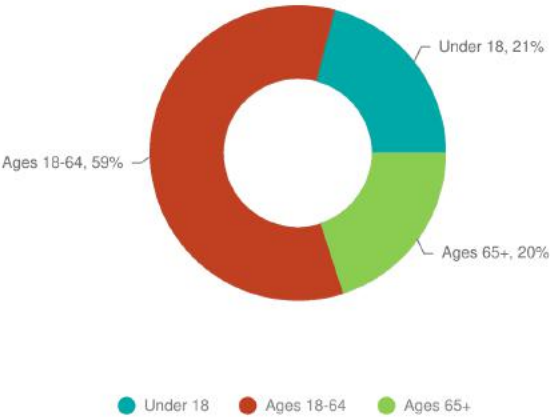
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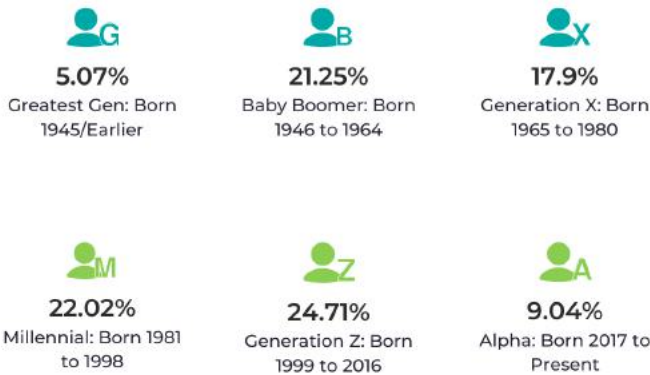
POPULATION TRENDS AND KEY INDICATORS  
5 Miles Ring

58,365 Population	22,427 Households	39 Median Age
2.49 Avg Size Household	\$49,781 Median Household Income	\$183,604 Median Home Value
54 Wealth Index	108 Housing Affordability	72.6 Diversity Index

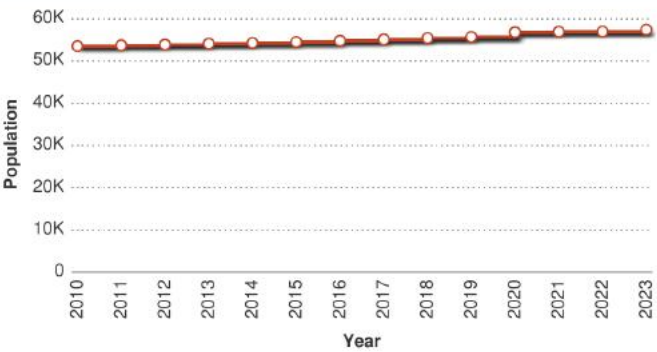
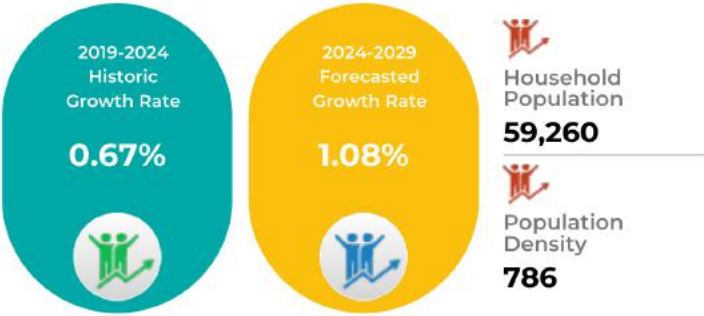
POPULATION BY AGE



POPULATION BY GENERATION



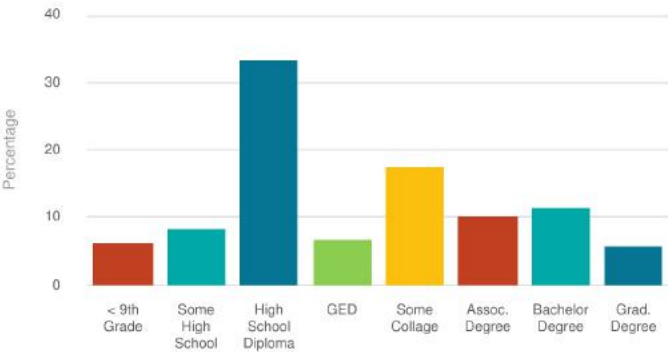
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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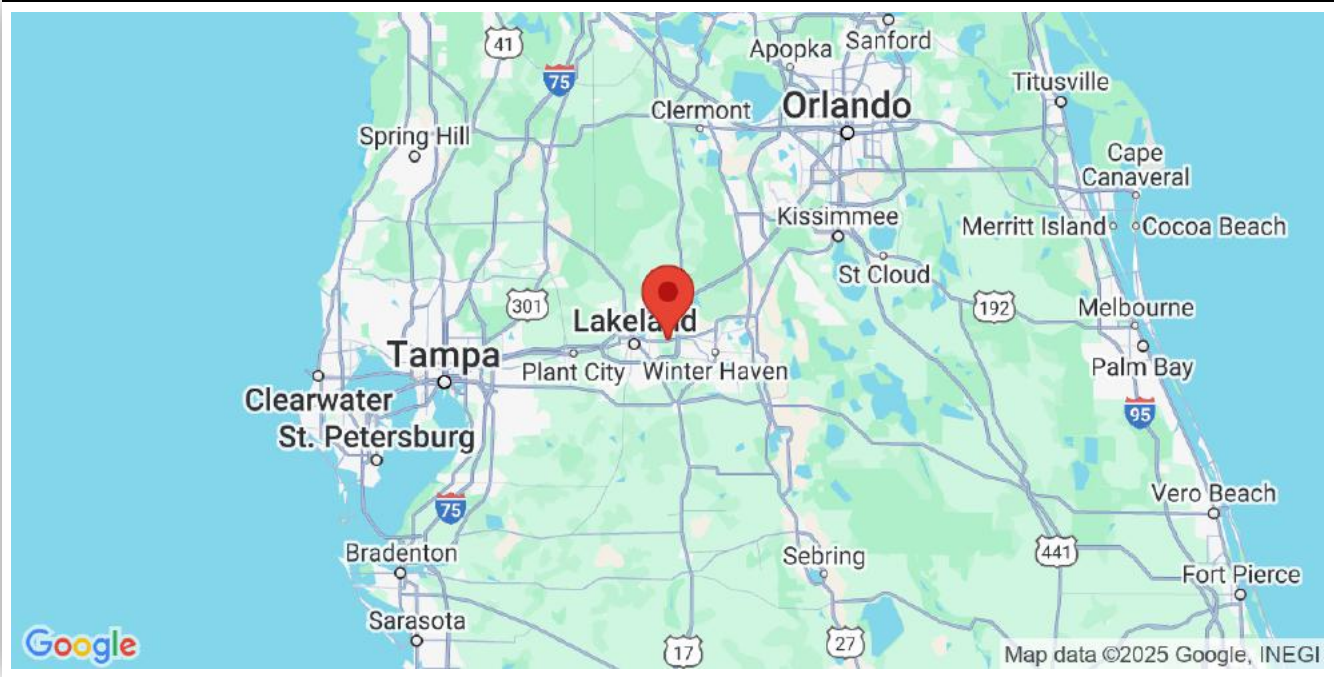
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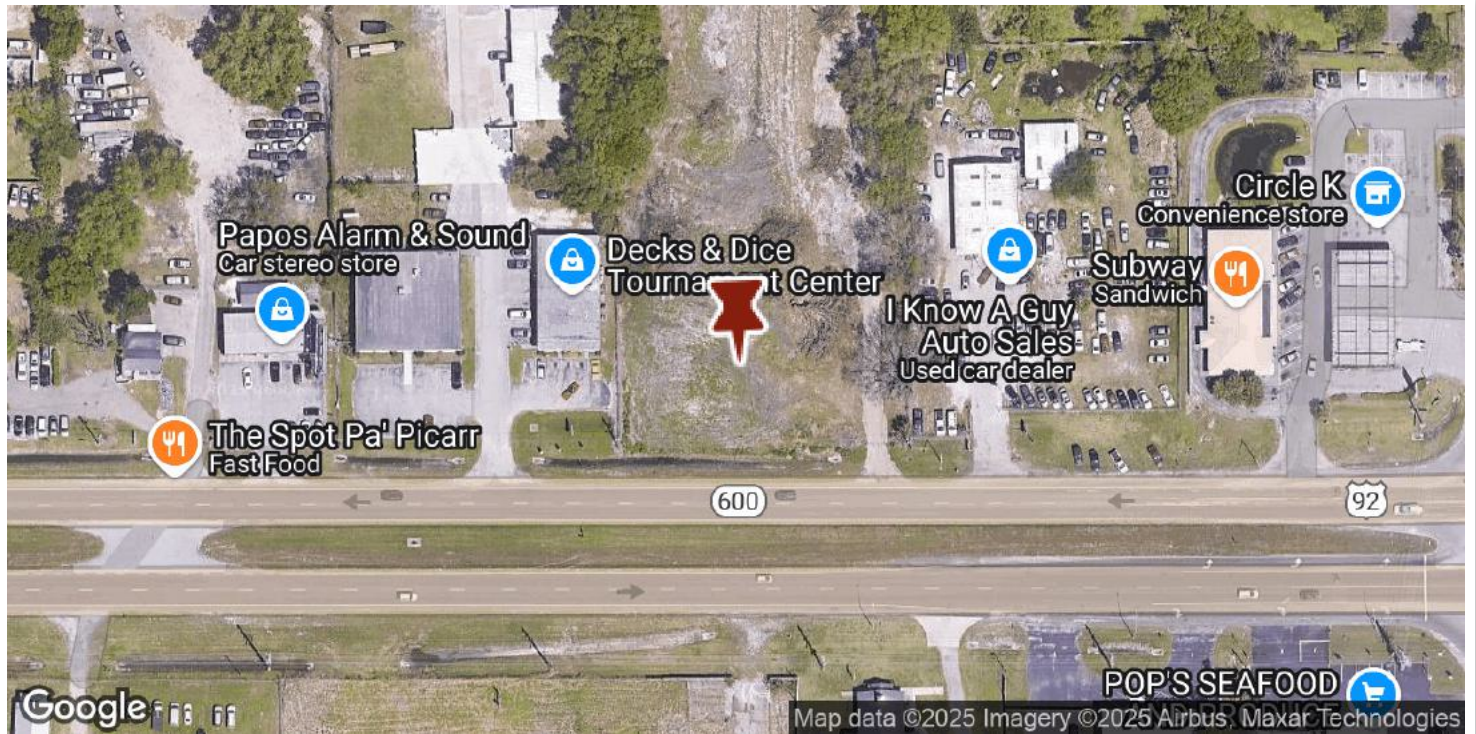
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# CENTURY 21 MYERS REALTY

*TOM MYERS, AGENT*



## **Tom Myers, Agent**

*Phone: 7604841560*

*Email: [tom@c21myerscommercial.com](mailto:tom@c21myerscommercial.com)*

*License: SL3443410*



7604841560



[tom@c21myerscommercial.com](mailto:tom@c21myerscommercial.com)



304 E Park St  
Auburndale, FL, 33823, United States

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